

REVISIONS
5/14/84 P.M.T. HUTH-AGE

#129

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY

CINNAMON HILLS SUBDIVISION
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

JOB NO. 2138.00
DATE 3-9-84
DRAWN R.S.C.
SHEET 1 OF 2

R-3
FAWN MEADOW UNIT-1
LOT 3, BLK. 1
N.C.B. 17195
(OWNERS UNKNOWN)

Owner and land
use unknown
R-1
UNPLATTED

SEE NOTE #8 REGARDING
INTERSECTION

R-1
Proposed FAWN MEADOWS
UNIT-3
OWNER: CHARLES MARTIN WENDER
P.O. BOX 40579, SAN ANTONIO, TX.
78229 - TEL: 342-2255

OWNER: CHARLES MARTIN WENDER
P.O. BOX 40579
SAN ANTONIO, TX. - 78229
TEL: 342-2255
Temp. A
R-1
UNPLATTED

UNPLATTED
Temp. A
R-1

R-3
R-3

R-3
CINNAMON HILLS

R-3

R-2

ST. DOWN GRADED
TO TYPE "B" 60' 40'

GUS ECKERT
SUBDIVISION
(OWNERS UNKNOWN)

REVISED

TO DOWN GRADE CINNAMON
HILLS FROM A COLLECTOR TO
A TYPE "B" ST.
SEP 17 1984
DEPARTMENT OF PLANNING
Subdivision Section

R-3

R-3

R-3

TOTAL AC 98 AC.

R-3 ALLOWS 33
UNITS PER AC.

DEVELOPMENT INFORMATION

1. WATER SYSTEM - FROM EXISTING AND PROPOSED CITY WATER BOARD LINES.
2. SANITARY SEWER SYSTEM - WILL DISCHARGE INTO EXISTING AND PROPOSED CITY OF SAN ANTONIO FACILITIES.
3. ALL PROPERTIES WITHIN THE HEAVY BORDER ARE A PART OF THIS ROAD.
4. UNIT-1 SHALL BE ALL STREETS, DRAINAGE, AND UTILITY EASEMENTS REQUIRED TO OBTAIN PLAT APPROVAL.
5. PHASING OF THE UNITS WILL DEPEND UPON LAND SALES, BUT SHOULD AVERAGE 4-5 LOTS AT 3-10 ACRES EACH YEAR FOR THE NEXT TEN YEARS.
6. CONSTRUCTION OF UNIT-1 SHALL BEGIN UPON UNIT-1 PLAT APPROVAL, PROBABLY IN JANUARY OF 1986.
7. ALL ZONING DESIGNATIONS SHOWN ARE THE LATEST KNOWN EXISTING ZONING. ANY FUTURE ZONING CHANGE REQUESTS WILL BE MADE THROUGH THE ZONING DEPARTMENT DEPENDENT UPON MARKET CONDITIONS.
8. CINNAMON HILL, GUS ECKERT INTERSECTION TO BE ARRANGED SUCH THAT CINNAMON HILL IS THE MAJOR THOROUGHFARE IN COOPERATION WITH THE CITY OF SAN ANTONIO TRAFFIC DEPT.

Owner: MACONDA CORP.
901 N.E. Loop 410 Suite 506
San Antonio, Texas, 78209
Tel. 8289081

ALL ZONING CLASSIFICATIONS
ARE EXISTING

#129

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84-13-61-24

CINNAMON HILLS

(To be assigned by the Planning Dept.)

P.O.A.D.P. NAME

MACONDA CORP.

NAME OF DEVELOPER/SUBDIVIDER

901 N.E. LOOP 410 SUITE 506

ADDRESS

828-9081

PHONE NO.

PAPE-DAKSON

NAME OF CONSULTANT

9310 BROADWAY S.A. 78217

ADDRESS

824-9494

PHONE NO.

GENERAL LOCATION OF SITE ALONG THE N.E. R.O.W. LINE OF HAMILTON-WOLFE
RD. N.W. OF ITS INTERSECTION WITH CINNAMON CREEK DR.

EXISTING ZONING (If Applicable) R-3,

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☒ City Water Board

☐ Single Family

☒ DISCHARGE INTO 7
☒ City of San Antonio

☐ Other District

☐ Duplex

☐ Other System

Name

☒ Multi-Family

Name

☐ Water Wells

☐ Business

☐ Septic Tank(s)

☐ Industrial

DATE FILED AUG 31, 1984

REVISIONS FILED:

(if applicable)

DUE DATE OF RESPONSE Sept 28, 1984

DATE OF RESPONSE

(Within 20 working days of receipt)

(Within 15 working days of receipt)

Mar. 1986

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use
shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial
streets and their relationship to any adjacent major thoroughfares
and any proposed alternative pedestrian circulation systems; sidewalks,
lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped
land; and
- ☒ (k) existing adjacent streets or development which impact upon access
decisions within the proposed POADP.

Revised 9-18-84 (Prior to Response)

DISTRIBUTION: TRAFFIC 9-4-84

TRANSPORTATION STUDY OFFICE

9-18-84

9-4-84

COMMENTS: Staff reviewed on 9-7-84. although no obj to the planned
design was offered, the consensus was to defer comment until
Mike can contact property owner south of Hamilton-Wolfe to
discuss his proposal in relation to Cinnamon. Due to review of the Cinnamon Hill

POADP. Staff met with William T. Peter (a. m. d. 7. 4. 84) to discuss the relationship of their develop-
ment proposals with this plan. we advised Mr. Peter of plan to the north of Hamilton-Wolfe.
He said their scheme would require change in order to fit as planned by us. Peter will submit P.O.A.D.P. when changes have been made.



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Applicant: Pape-Dawson Engineers
Mr. Nathaniel H. Hardy
Address: 9310 Broadway
San Antonio, Texas 78217

September 24, 1984

Re: Cinnamon Hills ☐ Preliminary Plan
File #: 83-13-61-24 ~~XX~~P.O.A.D.P.

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ (X) meets the P.O.A.D.P. requirements

☐ () does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

<input type="checkbox"/> () 36-20D(a)	<input type="checkbox"/> () 36-20D(e)	<input type="checkbox"/> () 36-20D(i)
<input type="checkbox"/> () 36-20D(b)	<input type="checkbox"/> () 36-20D(f)	<input type="checkbox"/> () 36-20D(j)
<input type="checkbox"/> () 36-20D(c)	<input type="checkbox"/> () 36-20D(g)	<input type="checkbox"/> () 36-20D(k)
<input type="checkbox"/> () 36-20D(d)	<input type="checkbox"/> () 36-20D(h)	<input type="checkbox"/> () _____

☒ (X) is in general compliance with the Subdivision Regulations

☐ () lacks compliance with the Subdivision Regulations regarding:

<input type="checkbox"/> () Street layout	<input type="checkbox"/> () Low density lots
<input type="checkbox"/> () Relation to adjoining street system	fronting onto major thoroughfares
<input type="checkbox"/> () Stub streets	<input type="checkbox"/> () 24' alley(s)
<input type="checkbox"/> () Street jogs or intersections	<input type="checkbox"/> () _____
<input type="checkbox"/> () Dead-end streets	_____
<input type="checkbox"/> () Cul-de-sac streets in excess of 500'	_____

☐ () See annotations/comments on attached copy of your plan.

☐ () Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date AUG. 30, 1984 Job No. 2138.00
Attention MR. EDDIE GUZMAN
Re: CINNAMON HILLS

TO PLANNING DEPT.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>		<u>1</u>	<u>P.O.A.D.P.</u>

RECEIVED

AUG 31 1984

**DEPARTMENT OF PLANNING
Subdivision Section**

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmitted _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS MR. GUZMAN, PLEASE REVIEW THIS POADP
AND GIVE US YOUR COMMENTS.

44-13.61-24

THANK YOU,

COPY TO _____ SIGNED Neil H. Hedges

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	Job No.
SEPT. 5, 1984	Z138.00
Attention	
MR. EDDIE GUZMAN	
Re:	
CINNAMON HILLS	

TO PLANNING DEPT.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

[illegible]

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS MR. GUZMAN, PLEASE CALL WITH ANY QUESTIONS.

THANK YOU,

COPY TO _____

SIGNED

If enclosures are not as noted kindly notify us at once.

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date <u>9.17.84</u>	Job No. <u>2138.00</u>
Attention <u>MR. EDDIE GUZMAN</u>	
Re: <u>CINNAMON HILLS</u>	
<u>SUBDIVISION</u>	

TO PLANNING DEPT.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>4</u>		<u>1</u>	<u>REVISED P.O.A.D.P.</u>

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS MR. GUZMAN, PLEASE MAKE NOTE OF THE
REVISED WIDTH OF PAVEMENT FOR FROM
44' TO 40.'

RECEIVED

SEP 17 1984

DEPARTMENT OF PLANNING
Subdivision Section

COPY TO _____

SIGNED Nathan H Hardy

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20

DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
10-217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
20-35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 Re: POADP Applications Status
 April 8, 1988
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
189	Eastwood Industrial Park

UNKNOWN

137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

Mr. Mike O'Neal
Planning Department
City of San Antonio
Re: POADP Applications Status
April 8, 1988
Page 3 of 3

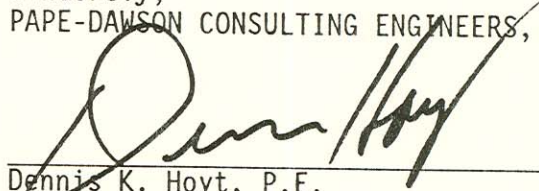
* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)